

MEMORANDUM

May 24, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 6/5/73

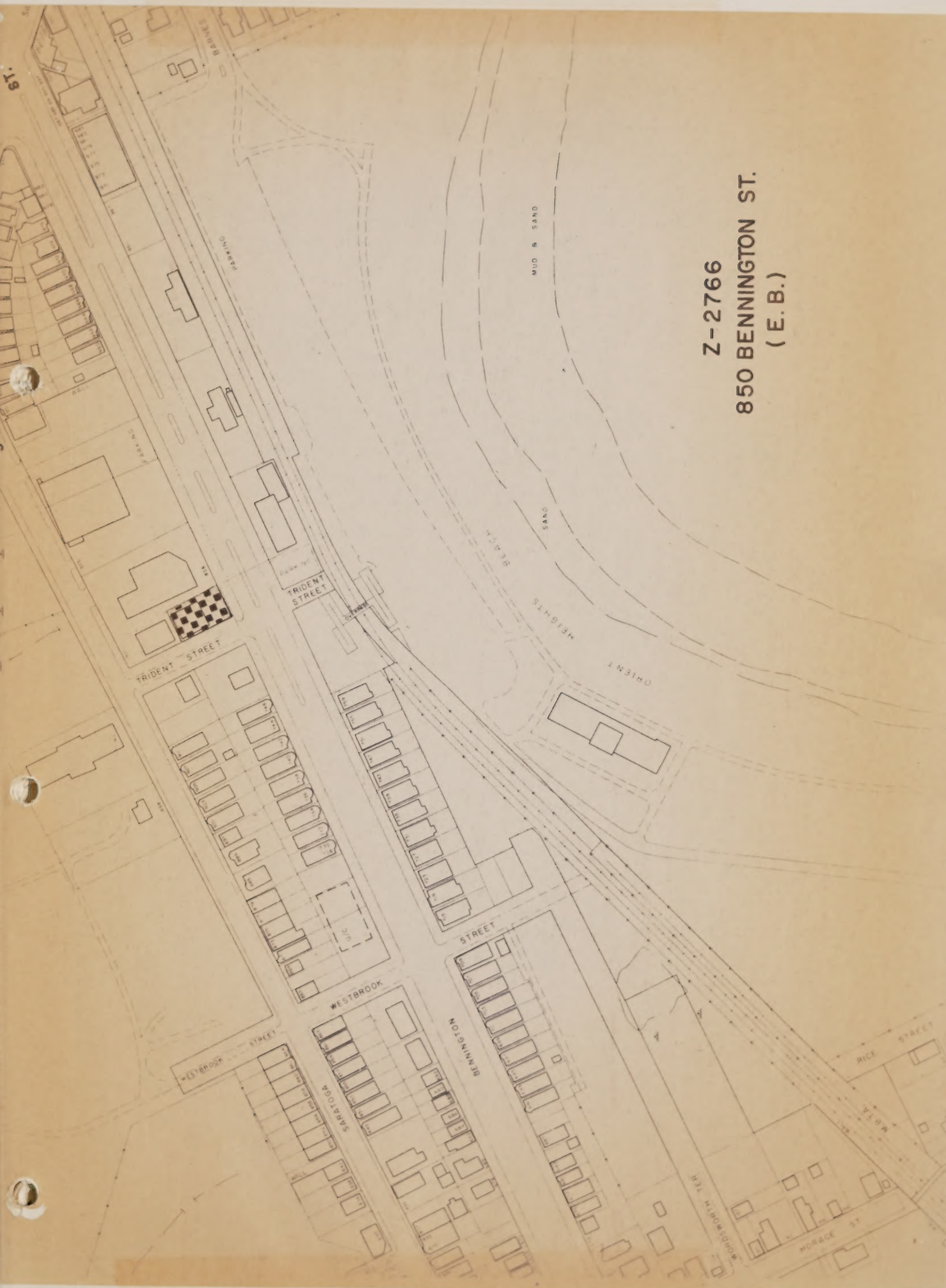
Petition No. Z-2766
Matmor Village Corp. &
John T. Sasso
850 Bennington Street
East Boston

Petitioner seeks a conditional use and two variances to remodel the exterior of an existing gas service station and erect a roof sign in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires a Board of Appeal hearing.		
Section 11-2. Height of sign is excessive.		
Section 18-4. Side yard is insufficient.	10 ft.	5 ft.

The property, located on Bennington Street at the intersection of Trident Street, contains a gas service station. Proposed renovations will enhance the property. It is recommended that the facility comply with Board of Appeal service station guidelines and that the proposed sign conform with code requirements. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2766, brought by Matmor Village Corp. & John T. Sasso, 850 Bennington Street, East Boston, for a conditional use and two variances to remodel the exterior of an existing gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility comply with Board of Appeal service station guidelines and that the proposed sign conform with code requirements.



Z-2766
850 BENNINGTON ST.
(E.B.)

Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2767
George A. Grushey
77 L Street
South Boston

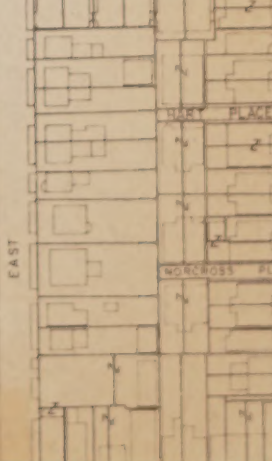
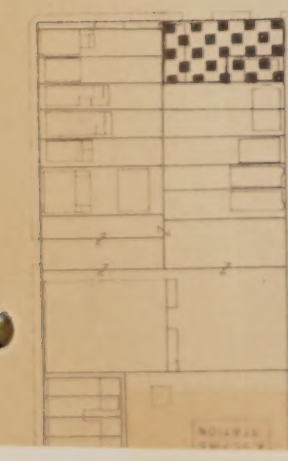
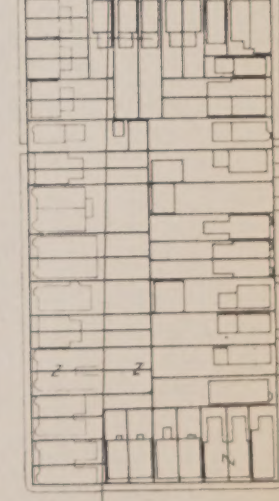
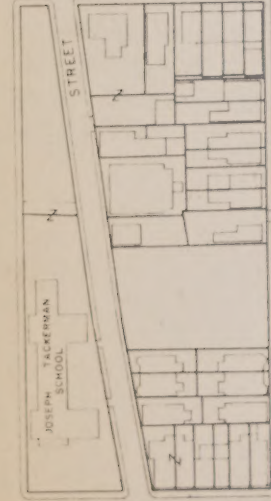
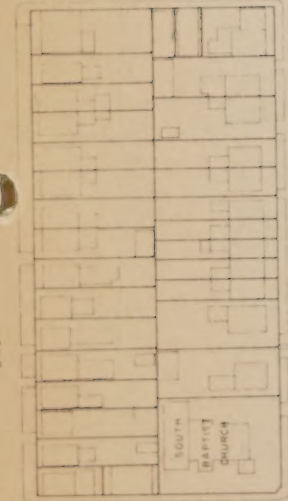
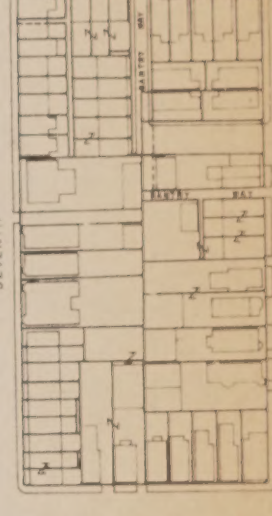
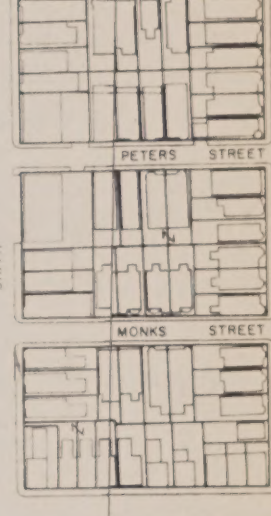
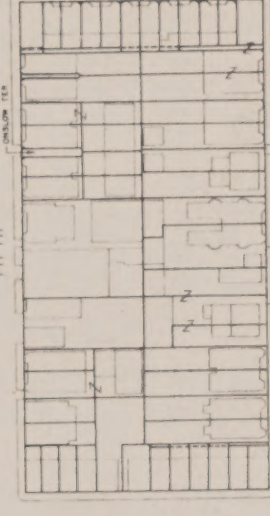
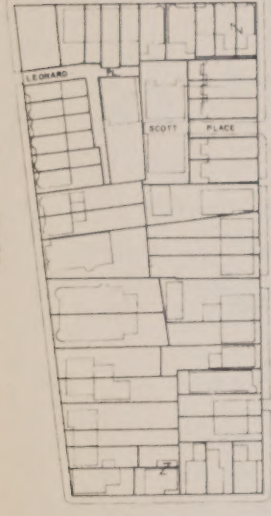
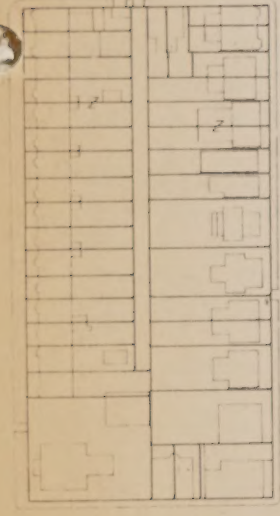
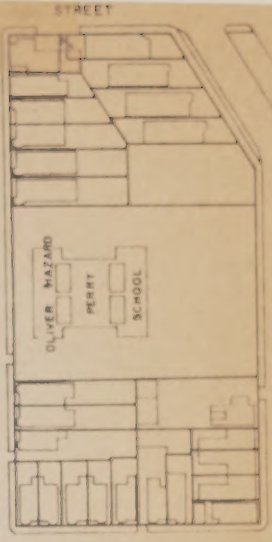
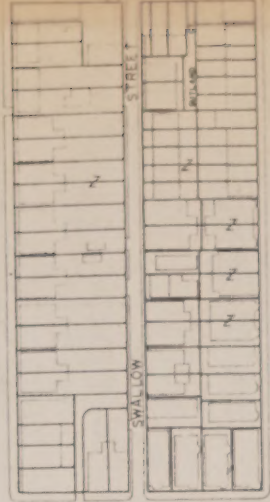
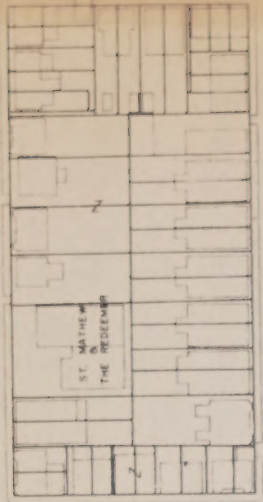
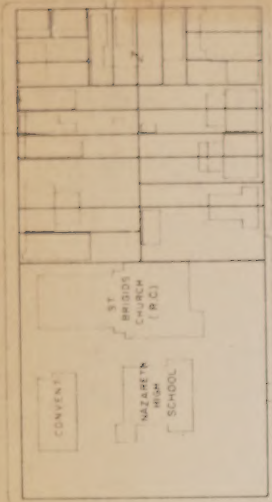
Petitioner seeks a conditional use and two variances to remodel exterior of existing gas service station and erect roof sign in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires a Board of Appeal hearing.		
Section 18-1. Front yard is insufficient.	10 ft.	3 ft.
Section 20-1. Rear yard is insufficient.	20 ft.	0

The property, located on L Street at the intersection of East Fourth Street, contains a gas service station. Improvements would include yard resurfacing and island lights. Facility must comply with Board of Appeal service station guidelines, rotating sign be made stationary and proposed sign must conform with code requirements. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2767, brought by George A. Grushey, 77 L Street, South Boston, for a conditional use and two variances to remodel exterior of existing gas service station and erect roof sign in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the facility comply with Board of Appeal service station guidelines, rotating sign be made stationary and proposed sign conform with code requirements.

BROADWAY



Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2768
Gerard M. O'Meara
999 Morton Street
Dorchester

Petitioner seeks a conditional use and three variances to remodel the exterior of an existing gas service station and erect roof sign in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires a Board of Appeal hearing.		
Section 11-2. Height of sign is excessive.		
Section 18-4. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	20 ft.	4 ft.

The property, located on Morton Street at the intersection of Gallivan Boulevard, contains a gas service station. Remodeling proposal will benefit the property and neighborhood. Facility must comply with Board of Appeal guidelines and proposed sign conform with code requirements. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2768, brought by Gerard M. O'Meara, 999 Morton Street, Dorchester, for a conditional use and three variances to remodel the exterior of an existing gas service station and erect a roof sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility comply with Board of Appeal guidelines for gas service stations, rotating sign be made stationary and proposed sign conform with code requirements.



Z-2768
999 MORTON ST.
(DOR.)

Board of Appeal Referrals 5/24/73

Hearing Date: 6/12/73

Petition No. Z-2773
Boston University
777 Commonwealth Avenue
Boston

Petitioner seeks two variances to erect a 54" x 30" self standing sign in an apartment (H-4) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 11-1. Height and area of sign is excessive.		
Section 18-1. Front yard is insufficient.	15 ft.	0

The property, located on Commonwealth Avenue at the intersection of University Road, contains the University Student Union Building, a four story masonry structure. The area is commercial - institutional in character. The proposed sign would serve a university book store located at street level.
Recommend approval with design review proviso.

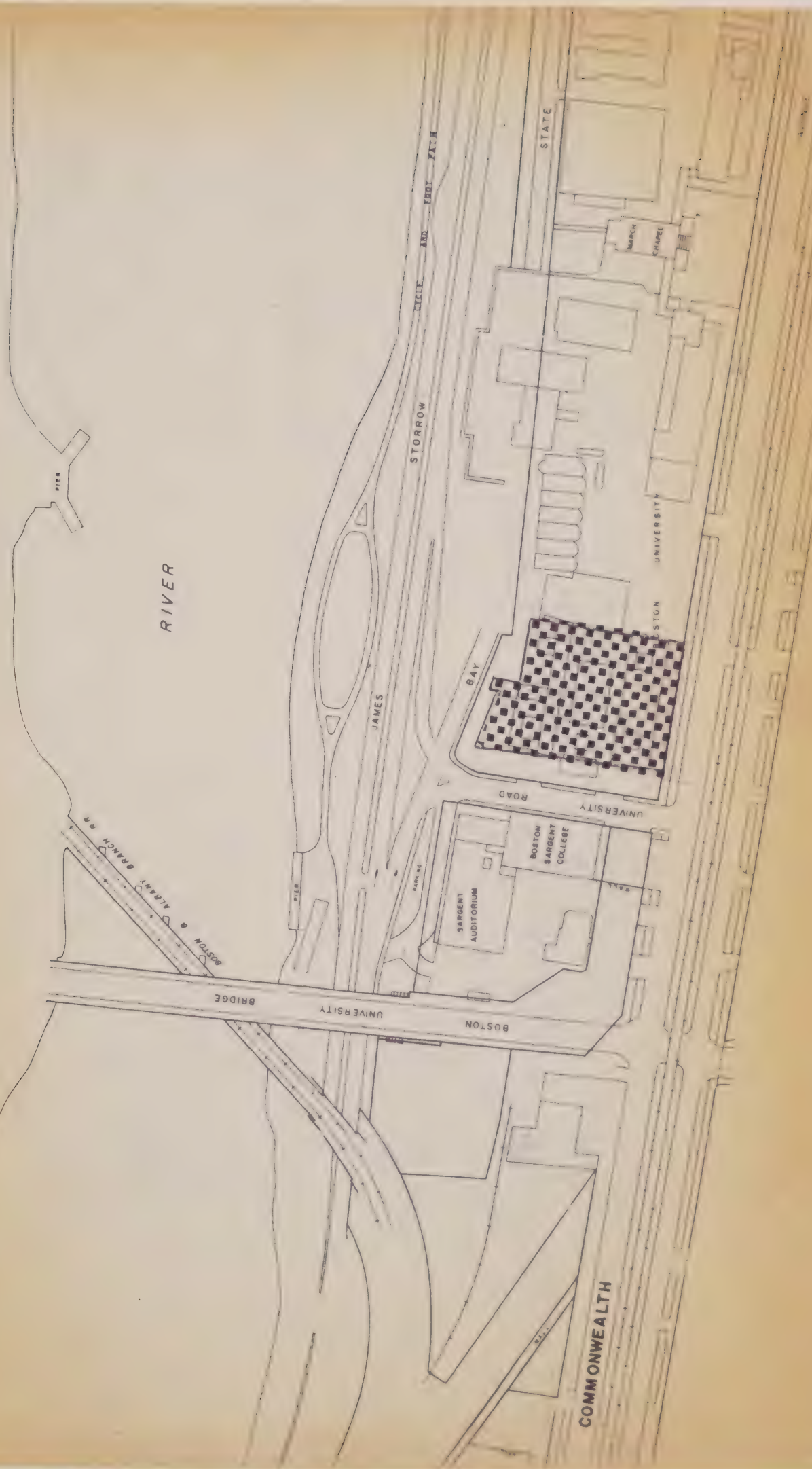
VOTED: That in connection with Petition No. Z-2773, brought by Boston University, 777 Commonwealth Avenue, Boston, for two variances to erect a self standing sign in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. The area is commercial - institutional in character.

CAMBRIDGE

Z 2773

777 COMMONWEALTH AVE.

(B.P.)



Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2781
Boston Irish Social Club, Inc.
James M. Ellis
79 Stanton & 39 Evans Streets,
Dorchester

Petitioner seeks a conditional use and a variance to legalize the existing occupancy of a private club in a residential (R-.8) district. The proposal violates the code as follows:

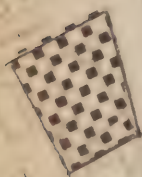
	<u>Req'd</u>	<u>Proposed</u>
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Section 8-7. A private club is conditional in an R-.8 district.		
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Section 23-2. Off street parking is insufficient.	29	0
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The property, located at the intersection of Stanton and Evans Streets, contains a 2½ story frame structure. Petitioner purchased the former church property (Wesley Methodist) five years ago, and has since utilized it as a club facility. Staff recommends that arrangements should be made with nearby St. Matthew's Church to provide off-street parking and that all club activity terminate no later than midnight. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2781, brought by Boston Irish Social Club, Inc., 79 Stanton & 39 Evans Streets, Dorchester, for a conditional use and a variance to legalize the existing occupancy of a private club in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that the petitioner make arrangements with nearby St. Matthew's Church to provide off-street parking and that all club activity terminate no later than midnight.



Z-2781
79 STANTON ST.
37 EVANS ST.
(DOR.)

Board of Appeal Referrals 5/24/73

Hearing Date: 6/12/73

Petition No. Z-2793
Sears Roebuck & Company
87 Jersey Street, Boston

Petitioner seeks a forbidden use and a variance to use premises as a parking lot for approximately 110 cars in an apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A parking lot is forbidden in an H-2 district.		
Section 18-1. Front yard is insufficient.	20 ft.	6 ft.

Property, located on Jersey Street at the intersection of Peterborough Street, contains a parking lot on approximately 36,000 sq. ft. of land. The facility has existed for more than 20 years. It is utilized by petitioner's employees and customers and also for events at adjacent Fenway Park. Because future plans indicate the site being developed for residential use, the staff recommends that the use of premises be extended for a period of not more than two years. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2793, brought by Sears Roebuck and Company, 87 Jersey Street, Boston, for a forbidden use and a variance to use premises as a parking lot in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the proviso that the use of premises be extended for a period of not more than two years. Future plans for the area indicate that the site would be developed for residential use.



FENWAY PARK

Z-2793
87 JERSEY ST.
(B. P.)

BROOKLINE

VAN NESS

PARKING AREA

PARKING

MARTIN MILMORE
SCHOOL

SEVENTH
DAY
ADVENTIST
TEMPLE
& SCHOOL

DRIVE

Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2796
Trustees of Boston University
264 Huntington Avenue
Boston

Petitioner seeks a conditional use to alter the stage area of a theatre in a general business (B-2) district. The proposal violates the code as follows:

Section 8-6. A structural change in a pre-existing conditional use requires a Board of Appeal hearing.

The property, located on Huntington Avenue near the intersection of Gainsborough Street, contains a two story masonry structure (Boston University School of Applied Arts). Petitioner proposes to replace six wood columns and beams which are over 48 years old with four steel beams under the stage area. Proposal would remove a potential safety hazard. Recommend approval.

VOTED: That in connection with Petition No. Z-2796, brought by Trustees of Boston University, 264 Huntington Avenue, in the Fenway Urban Renewal Area, for a conditional use to alter the stage area of a theatre in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposed alterations would remove a potential safety hazard.

Z-2796
264 HUNTINGTON AVE.
(B. P.)



WILLIAM E. CARTER



Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2797
George Karakostas
40 B Street
South Boston

Petitioner seeks a forbidden use for a change of occupancy from a repair garage to a repair garage and sale of six used cars in a local business (L-.5) district. The proposal violates the code as follows:

Section 8-7. Outdoor sale of new or used cars is forbidden in an L-.5 district.

The property, located on B Street at the intersection of West Fifth Street, contains a one story steel structure. Intensification of this non-conforming use would have a significant effect on the densely populated BHA housing development directly opposite the site. Recommend denial.

VOTED: That in connection with Petition No. Z-2797, brought by George Karakostas, 40 B Street, South Boston, for a forbidden use for a change of occupancy from a repair garage to a repair garage and sale of six used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Intensification of this non-conforming use would have a significant effect on the densely populated BHA housing development directly opposite the site.

Z-2797
40 B STREET
(S.B.)





Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2801
Irish Rover, Inc.
1445-1451 Dorchester Avenue
Dorchester

Petitioner seeks two variances to expand restaurant-bar facility in a general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.3
Section 23-2. Off street parking not provided.	13 spaces	0

The property, located on Dorchester Avenue at the Fields Corner intersection, contains a one story masonry structure. Approximately 1,600 sq. ft. of the basement area would be used for the proposed expansion. Use of basement would create hazardous conditions; parking would be insufficient.
Recommend denial.

VOTED: That in connection with Petition No. Z-2801, brought by Irish Rover, Inc., 1445-1451 Dorchester Avenue, Dorchester, for two variances to expand restaurant-bar facility in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Use of basement would create hazardous conditions; no parking is provided.



DRAFER

DORCHESTER

WESTVILLE

GENEVA

Board of Appeal Referrals 5/24/73

Hearing Date: 6/5/73

Petition No. Z-2835
Col. Daniel Marr Boys Club
of Dorchester, Inc.
35 Deer Street, Dorchester

Petitioner seeks four variances to combine lots and erect a three story "boys club" building in an apartment (H-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Off street parking in a side yard must be more than five feet from lot line.		
Section 20-1. Rear yard is insufficient.	20 ft.	0
Section 21-1. Setback of parapet is insufficient.	6 ft.	0
Section 23-2. Off street parking is insufficient.	61 spaces	6 spaces

The property, located on Deer Street between Roach Street and Melvinside Terrace in the Savin Hill area, contains 23,906 sq. ft. of vacant land. A gymnasium and swimming pool would be provided in the facility. The close proximity of public transportation would tend to mitigate the off-street parking deficiency. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2835, brought by Col. Daniel Marr Boys Club of Dorchester, Inc., 35 Deer Street, Dorchester, for four variances to combine lots and erect a three story "boys club" building in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review. The close proximity of public transportation would tend to mitigate the off-street parking deficiency.



Z-2835
35 DEER ST.
(DOR)



Board of Appeal Referrals 5/24/73

Hearing Date: 6/12/73

Petitions Nos. Z-2841-2842
Roxbury Multi Service Center
Percy C. Wilson, Executive Director
250 & 252 Columbia Road
Dorchester

Petitioner seeks four variances to change the occupancy of each structure from three apartments to lodging house for Department of Correction ex offenders and administrative offices in a local business (L-1) district. The proposal violates the code as follows:

<u>250 & 252 Columbia Road</u>	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit not provided.	1000 sf/du	0
Section 23-1. Off street parking not provided.	11 spaces	0

The property, located on Columbia Road at the intersection of Brunswick Street, contains two three story masonry structures. At this location the proposed facility would have a negative influence on the adjacent business and surrounding residential neighborhood. Whereas such a facility usually requires community support to be successful, there is considerable local opposition to the development. Proposal does not comply with conditions required for a variance. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-2841-2842, brought by Roxbury Multi Service Center, Percy C. Wilson, Executive Director, 250 & 252 Columbia Road, Dorchester, for four variances to change occupancy of each structure from three apartments to lodging house for Department of Correction ex offenders and administrative offices in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed facility would have a negative influence on the adjacent business and surrounding residential neighborhood. Community support, vital to such a facility, is lacking. Proposal does not comply with conditions required for a variance.

Board of Appeal Referrals 5/24/73

Hearing Date: 6/12/73

Petition No. Z-2844
St. Margaret's Hospital
22 Everett Avenue, Dorchester

Petitioner seeks a conditional use and five variances to combine lots and erect a three story parking garage in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An ancillary parking garage is conditional in an R-.8 district.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	0
Section 15-1. Floor area ratio is insufficient.	0.8	3.0
Section 18-1. Front yard is insufficient.	25 ft.	0
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	0

The property, located on Everett Avenue at the intersection of Jerome Street, Dorchester, contains 12,660 square feet of vacant land. Accommodations would be provided for approximately 118 cars. The facility will alleviate critically congested conditions on surrounding streets. Recommend approval.

VOTED: That in connection with Petition No. Z-2844, brought by St. Margaret's Hospital, 22 Everett Avenue, Dorchester, for a conditional use and five variances to combine lots and erect a three story parking garage in a residential (R-.8) district, the Boston Re-development Authority recommends approval. The proposed facility would alleviate critically congested conditions on surrounding streets.



Z-2844
22 EVERETT AVE.
(DOR.)

Board of Appeal Referrals 5/24/73

Hearing Date: 6/12/73

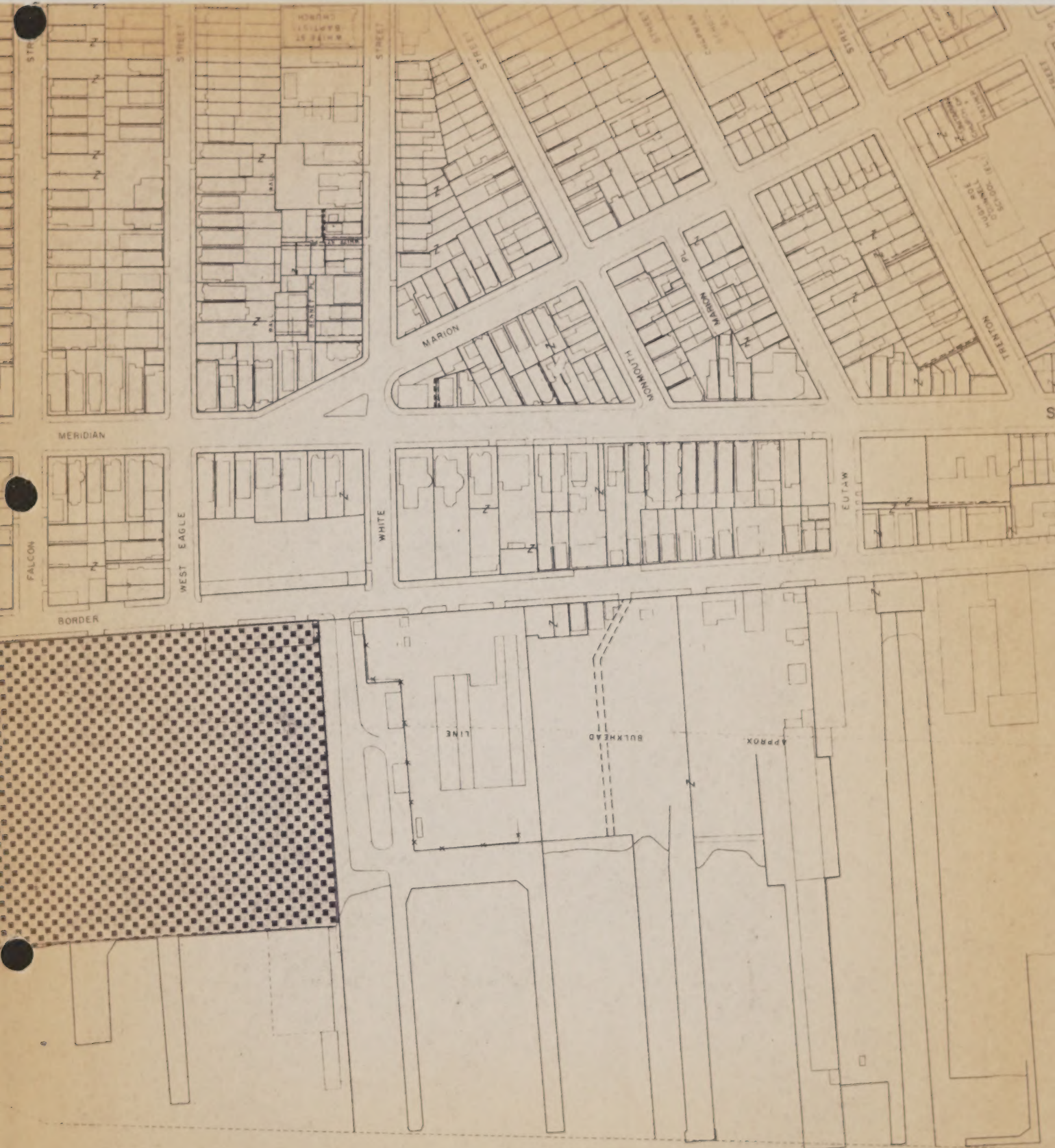
Petitions Nos. Z-2848-2850
Shore Plaza Company
Lester Gross
408-416 Border Street, East Boston

Petitioner seeks six conditional uses and five variances to erect two seven story 190 unit apartment structures and a two story community center structure in a waterfront (W-2) district. The proposal violates the code as follows:

<u>408-410; 412; 414-416 Border Street</u>		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	Multi family dwelling and accessory garage are conditional in a W-2 district.		
Section 8-7.	Retail stores are conditional in a W-2 district.		
Section 8-7.	Community center building is conditional in a W-2 district.		
Section 21-1.	Set back of parapet is insufficient.	44 ft.	42 ft.
		44 ft.	10 ft.
		25 ft.	10 ft.
		44 ft.	42 ft.
Section 23-7.	Off street parking is insufficient.	355 spaces	314 spaces

The property, located on Border Street opposite the intersections of West Eagle and Falcon Streets, contains 9.7 acres of land. The proposed MHFA "236" housing development would include street level commercial space and basement level parking. There has been significant community participation as well as input from City agencies. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2848-2850, brought by Shore Plaza Company, Lester Gross, 408-416 Border Street, East Boston, for six conditional uses and five variances to erect two seven story 190 unit apartment structures and a two story community center structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. There has been significant community participation in this project as well as input from City agencies.



Z-2848-50
408-416 BORDER ST.
(E.B.)

